

Posted 7/14/2020 SBurgos

TOWN OF VERNON  
Planning & Zoning Commission (PZC)  
Virtual Meeting Notice

Thursday, July 16, 2020, 7:30 PM

Join Zoom Meeting

<https://us02web.zoom.us/j/83284084709?pwd=b2Z4ckpRWtZ5dDJPMDczYmYyN3dOUT09>

Meeting ID: 832 8408 4709

Web link Password: 3FYGn5

Dial in: 646 876 9923

Meeting ID: 832 8408 4709

Dial in Password: 156531

RECEIVED  
VERNON TOWN CLERK  
20 JUL 14 PM 2:40

**AGENDA**

1. **Call to Order & Roll Call by Roland Klee, Chairman**
2. **Administrative Actions/Requests**
  - 2.1 Amendment/Adoption of Agenda - Additional business to be considered under agenda item #5 "Other Business" requires Commission vote
  - 2.2 Approval of the Minutes from the July 2, 2020 meeting
3. **New Application(s) for receipt, if any:**
4. **Plan of Conservation and Development (POCD)**
  - 4.1 Introduction and Briefing on the POCD Update (George McGregor-Town Planner and Rebecca Augur-Milone & MacBroom)
5. **Public Hearing and Action on Application**
  - 5.1 **PZ 2020-08** St. Bernard Church requests site plan approval for a 2,573 sq. ft. addition to the School, the demolition of the Parish Center, and a reconfiguration with additional spaces of the existing parking areas and parking lot access. A Special permit is also requested pursuant to Section 15 of the Town of Vernon Zoning Regulations for the grading and removal of material in excess of 50 cubic yards and for the disturbance of more than one-half (1/2) acre of land. The St. Bernard Church campus is located at 25 Saint Bernard Terrace, with the School and Parrish Center located at 20 and 22 School St., respectively (Assessor ID: Map 40, Block 0110, Parcel 00004).
6. **8-24 Referrals**
7. **Other Business/Discussion**
8. **Adjournment**

Roland Klee, Chairman  
Planning & Zoning Commission

# **DRAFT MINUTES**

**TOWN OF VERNON**  
**Planning & Zoning Commission (PZC)**  
Virtual Meeting Notice  
**Thursday, July 2, 2020, 7:30 PM**

Via  
Join Zoom Meeting

**DRAFT MINUTES**

1. Call to Order & Roll Call by Roland Klee, Chairman at 7:30 PM.
  - Regular members present: Roland Klee, Mike Mitchell, Joseph Miller, Susan Reudgen, Jesse Schoolnik and Wes Shorts
  - Alternate Member: Robin Lockwood sitting for Iris Mullan
  - Absent Members: Iris Mullan
  - Staff present: George McGregor, Town Planner
  - Recording secretary: Jill Rocco
  
2. Administrative Actions/Requests
  - 2.1 Amendment/Adoption of Agenda - Additional business to be considered under agenda item #5 "Other Business" requires Commission vote  
  
Robin Lockwood made a motion to ADOPT the agenda. Jesse Schoolnik seconded and the motion carried unanimously.
  
  - 2.2 Approval of the Minutes from the June 18, 2020 meeting  
  
Mike Mitchell made a motion to APPROVE the minutes. Robin Lockwood seconded and the motion carried with Susan Reudgen abstaining.
  
  - 2.3 Communications received NOT related to Agenda items, if any  
  
NONE
  
3. New Application(s) for receipt, if any:  
  
NONE
  
4. Public Hearing and Action on Application
  - 4.1 Application [PZ-2020-01] of Jagdev Toor for a Special Permit pursuant to Section 4.9.4.11 and 17.1.1 for the sale of alcohol at 212 Talcottville Rd. (Assessor's ID: Map 10, Block 15R, Parcel 38).
    - Town Planner George McGregor read the following teleconference rules into the record:
      1. Any member of the public who wishes to provide public comment may participate remotely via computer with a microphone and ZOOM link or via telephone call-in number
      2. We ask that all participants "MUTE" their phones and that the meeting organizer may

mute participants if excessive noise or feedback interrupts the meeting.

3. Speakers are encouraged to use the ZOOM Chat function to alert the host that they would like to speak.

4. At the appropriate time, the Chairman will call for public comment. Speakers should unmute their phones by pressing \*6 and then clearly identify their name and address.

5. Speakers should direct their comments through the Chairman

6. Please be patient.

- Town Planner George McGregor read the legal notice into the record.
- Legal notice was published in the Journal Inquirer on June 20, 2020 and June 27, 2020.
- Town Planner George McGregor explained the details of the application.
- Attorney Dorian Famiglietti, from Kahan, Kerensky & Capossela, LLP spoke on behalf of the applicant Jagdev Toor
- Attorney Famiglietti took questions
- Discussion ensued
- William Goff, owner of Pancho Loco, 218 Talcottville Rd., spoke in opposition
- Patrick Caruso, 21 Gottier Dr., spoke in opposition
- Victoria Boyajian, 57 Pinnacle Rd., spoke in opposition
- Attorney Famigliette responded with closing comments
- Wes Shorts made a motion to close the Public Hearing at 8:21 PM.
- Susan Reudgen seconded and the motion carries unanimously.

Wes Shorts moved the Planning and Zoning Commission Approve Application [PZ-2020-01], a special permit for the sale of alcohol at 212 Talcottville Rd., based upon a finding that the special permit is consistent with requirements of 17.3.1 and exceeds the distance separation requirement of Section 17.1.2. Robin Lockwood seconded and the motion carries unanimously.

5. 8-24 Referrals

NONE

6. Other Business/Discussion

6.1 PZC 2013-09, 355, 359, 361 Kelly Rd. Site Plan and Special Permits for Hotel: Extension Request

- Town Planner, George McGregor explained the request.
- Susan Reudgen MOVED that the Vernon Planning & Zoning Commission does hereby EXTEND PZC 2013-09 for a two-year period, until July 18, 2022. Joseph Miller seconded and the motion carries unanimously.

7. Adjournment

Wes Shorts made a motion to adjourn at 8:26 PM. Susan Reudgen seconded and the motion carries unanimously.

**APPLICATION**  
**(PZ-2020-08)**

**RECEIVED****TOWN OF VERNON PLANNING & ZONING COMMISSION (PZC)**

JUN 15 2020

**APPLICATION****TOWN PLANNERS OFFICE**

This form is to be used to apply to the Vernon Planning & Zoning Commission (PZC) for a change of zoning district, amendment of the Zoning Regulations, Site Plan of Development (POD), Special Permit(s), amendment of the Subdivision Regulations, and/or approval of a (re) subdivision, or DMV location approval. Provide all the information requested.

The applicant must be the property owner, the property owner's agent, the Town of Vernon, or someone with a direct financial interest in the subject property; said interest shall be explained and written permission for this application must be obtained from the property owner and submitted with this application if the applicant is not the property owner (ZR Section 2.3).

*The list of approvals and the references to sections of the Regulations are for informational purposes only to assist with preparation of the PZC application and are not a definitive statement of the sole requirements that may apply to a specific project.*

The applicant understands that the application is complete only when all information and documents required by the PZC have been submitted and, further, that any approval by the PZC relies upon complete and accurate information being provided by the applicant. Incorrect information provided by the applicant may make the approval invalid. The PZC may require additional information to be provided by the applicant in the course of reviewing the application and during the monitoring of the project.

Provide all the information requested:

**I. APPLICANT:**

Name: Rev. Richard Ricard

Title: Pastor

Company: St. Bernard's Church

Address: 25 St. Bernard's Terrace, Vernon, CT 06066

Telephone: (860) 875-0753

Fax: \_\_\_\_\_

E-mail: fr.rick@cath-comm.org

**II. PROPERTY OWNER (S):**

Name: St. Bernard's Roman Catholic

Title: Non-Profit

Company: St. Bernard's Church

Address: 25 St. Bernard's Terrace, Vernon, CT 06066

Telephone: (860) 875-0753

Fax: (860) 871-7460

E-mail: rectory@saintbernardchurch.org

05/05/2015

1

### III. PROPERTY

**Address:** 25 St. Bernard's Terrace, Vernon, CT 06066

Assessor's ID Code: Map # 40 Block # 110 Lot/Parcel # 4

Land Record Reference to Deed Description: Volume: 72 Page: 57  
29 700  
18 200  
46 309

Does this site contain a watercourse and/or wetlands? (See the Inland Wetlands Map and IWR Section 2.14, 2.15, 2.23, 2.24, 3.11; 4)

X No                             Yes

**No work will be done in regulated area**  
**Work will be done in the regulated area**

☐ IWC application has been submitted  
☐ IWC application has not been submitted

**Zoning District** Downtown Business Residential (DBR)

**Is this property located within five hundred (500) feet of a municipal boundary?**

  X   **No**  
      **Yes:**

☐ Bolton  
☐ Coventry  
☐ Ellington  
☒ Manchester  
☐ South Windsor  
☐ Tolland

**Check if Historic Status Applies:**

X Located in historic district:

X Rockville  
Talcottville

**Individual historic property**

#### IV. PROJECT

Project Name: Blessed Sacrament Parish Center

Project Contact Person:

Name: Glenn Yeakel, AIA, LEED AP

Title: Lead Architect

Company: Friar Architecture

Address: 21 Talcott Notch Road, Farmington, CT 06032

Telephone: (860) 678-1291 Fax: \_\_\_\_\_

E-mail: gsy@friar.com



## **V. PZC APPLICATION PROJECT SUMMARY**

Describe the project briefly in regard to the purpose of the project and the activities that will occur. Attach to this application a complete and detailed description with maps and documentation as required by the "Town of Vernon Zoning Regulations" and "Town of Vernon Subdivision Regulations".

**Purpose:** To renovate St. Bernard's School, and provide vehicular traffic and parking improvements.

**General Activities:** The existing St. Bernard School will be renovated and a 2,573 +/- square foot addition is proposed.

The existing Parish Center will be demolished to provide additional parking, as well as minor reconfiguration of the existing parking fields to increase green space. Vehicular traffic improvements include a new one-way access road connecting the eastern parking lot to the western parking lot. The existing play area will be relocated by others.

## **VI. APPROVAL (S) REQUESTED**

### **Subdivision or Resubdivision**

- Subdivision (Sub. Sec. 4, 5, 6)
- Resubdivision (Sub. Sec. 4, 5, 6)
- Minor modification of subdivision or resubdivision (Sub. Sec. 4.6)
- Town acceptance of a road (Sub. Sec. 6.5-6, 8 & 9)
- Amendment of Subdivision Regulations (Sub. Sec. II)

See Subdivision Regulations Sec. 4 for application fee schedules.

  X   **Soil Erosion and Sediment Control Plan (ESCP) (ZR Sec. 2.117; 18) (Sub. 6.14)**

       **Site Plan of Development (POD) (ZR Sec. 14)**

- POD approval (ZR Sec. 14.1.1.1; 14.1.2)
- Modification of an approved POD (ZR Sec. 14.1.1.1)
- Minor modification of a site POD (ZR Sec. 14.1.1.2)

  X   **Special Permit(s) (ZR Section 17.3)**

- Special Permit in an aquifer area (ZR Sec. 2.4; 2.5; 2.119; 20)
- X   Special Permit for excavation (ZR Sec. 2.52; 2.79; 15)
- Special Permit for use in a district (ZR Sec. 1.2 & 4)
- Special Permit for lot coverage (ZR Sec. 1.2; 2.61; 2.68; 4)
- Special Permit for signs (ZR Sec. 1.2; 2.106-115; 4, 16; 21.7)
- X   Special Permit for parking (ZR Sec. 4; 12; 21.4)
- Special Permit for elderly housing (ZR Sec. 2.60; 17.4)
- Special Permit for Bed & Breakfast (B & B) (ZR Sec. 2.9; 17.3.4)
- Special Permit for serving alcohol (ZR Sec. 2.103, 17.1)
- Special Permit for massage (ZR Sec. 2.76-78; 4)
- Special Permit for telecommunications (ZR Sec. 2.21; 3.23 & 23)
- Special Permit for dumps and/or incinerators (ZR Section 8)

\_\_\_\_\_ Other Special Permit(s). Cite ZR Section and describe activity:

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\_\_\_\_\_ Special Permit modifications (ZR Sec. 17.3.2.2). Cite ZR Section and describe activity.

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\_\_\_\_\_ **Zoning:**

\_\_\_\_\_ Site specific change of zoning district and map (ZR Sec. 1.2; 1.3; 4)

\_\_\_\_\_ Amendment of Zoning Regulations (Sec. 1.2; 1.3; 4)

\_\_\_\_\_ Site specific change to the Aquifer Protection Overlay Zone Map (ZR Sec. 20.3.2)

*See Zoning Regulations Section 22 for application fee schedules*

\_\_\_\_\_ Dealer or Repairer License (location approval for DMV)

Per Connecticut General Statutes (CGS) Section 8-26: If an application submitted to the Planning & Zoning Commission (PZC) involves any activity or area regulated under the wetlands statutes, an application for this activity must be filed with the Inland Wetlands Commission (IWC) on or before the day the Planning & Zoning Commission (PZC) application is filed by the applicant. (TWR Sec. 3.11)

Per CGS Sec. 8-31: If the proposed activity is to take place within a watershed of a Water company, the applicant is required to file a copy of the application with the Water Company via certified mail within seven (7) days of the date of the application. (TWR Sec. 4.3.6).

The applicant, undersigned, has reviewed the "Town of Vernon Planning and Zoning Regulations and Inland Wetlands and Watercourses Regulations" and has prepared this application with complete and accurate information:

Property Owner, Applicant, or Applicant's Agent:

  
Signature

6-15-2020  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**TO BE FILLED IN BY THE PLANNING DEPARTMENT**

Date Application Submitted \_\_\_\_\_

Date Application Received by Commission \_\_\_\_\_

PZC File: \_\_\_\_\_

THE PARISH OF  
THE  
BLESSED  
SACRAMENT

SAINT  
BERNARD  
CHURCH

SAINT  
MATTHEW  
CHURCH

November 29, 2019

Mr. Robert B. Hurd  
Local Historic Properties Commission  
14 Park Place  
Vernon, CT 06066

Dear Mr. Hurd,

On behalf of Blessed Sacrament Parish, I want to advise the Local Historic Properties Commission of a project to be undertaken at St. Bernard Church scheduled for the spring of 2020 and ending late summer 2021.

The plan is to demolish the Parish Center at 22 School Street, renovate the existing School building at 20 School Street and add an administrative wing to the School.

The original construction date of the Parish Center at 22 School Street was 1923 and the School was 1895, so we are preserving the older building. The architectural firm is Friar Architecture who did the renovation at the Vernon Education Building on School Street.

A copy of the proposed plan is enclosed and we would be happy to answer any questions the Local Historic Properties Commission might have.

Sincerely,

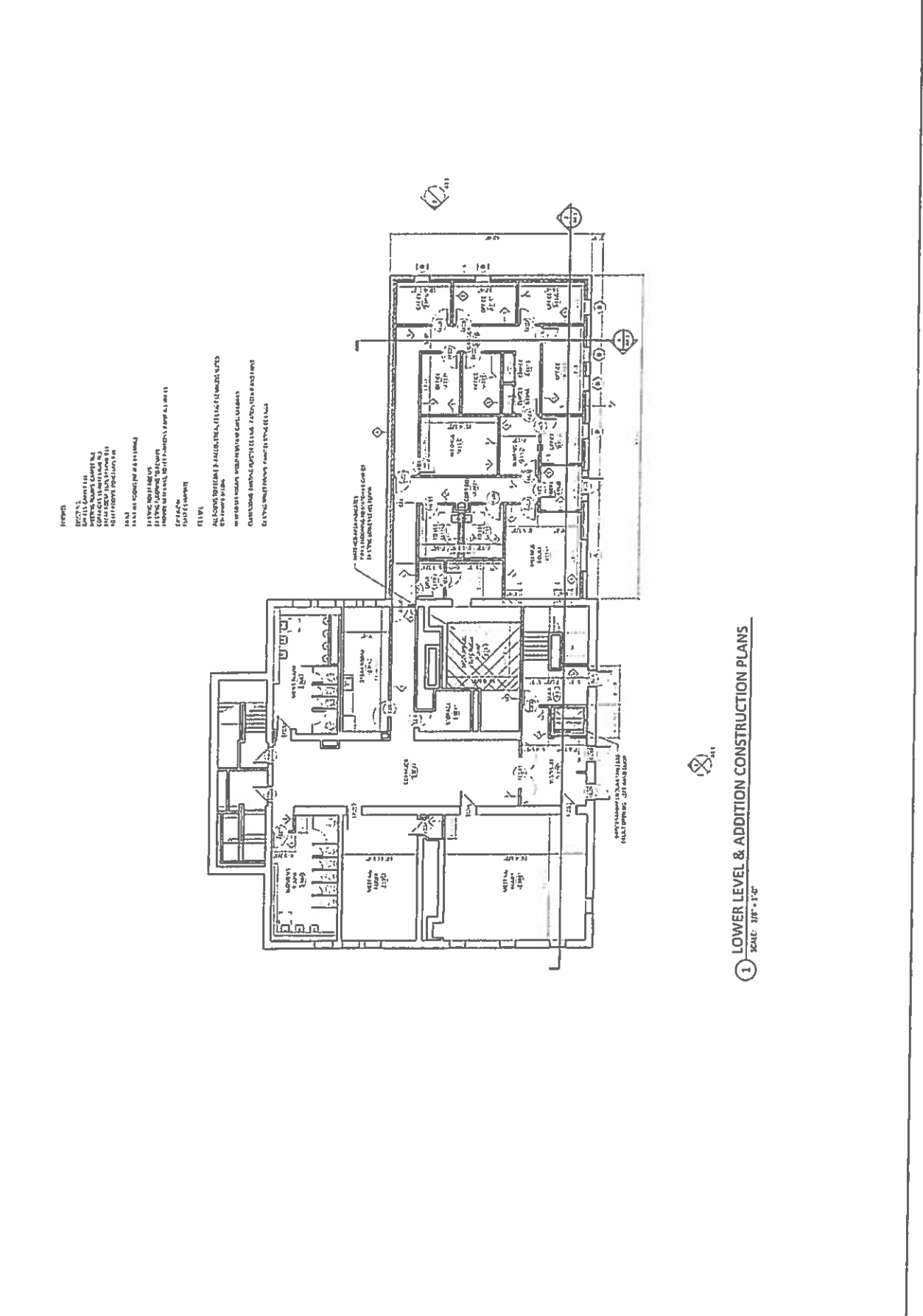


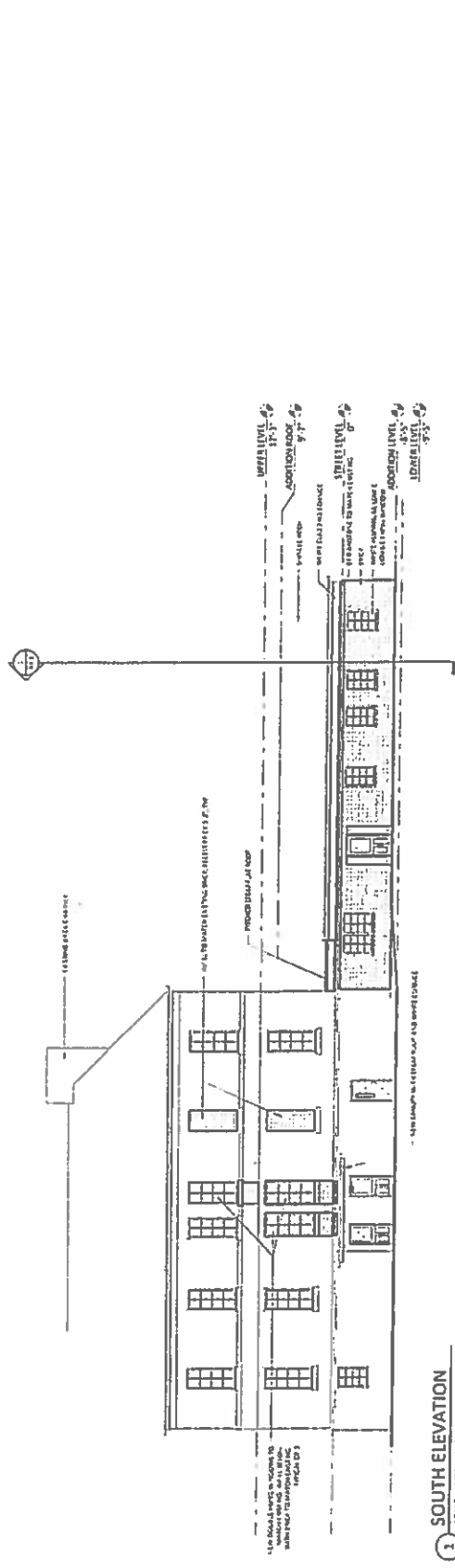
Rev. Richard J. Ricard  
Pastor, Blessed Sacrament Parish  
25 St. Bernard Terrace  
Rockville, CT 06066

SATURN'S TEMPLES

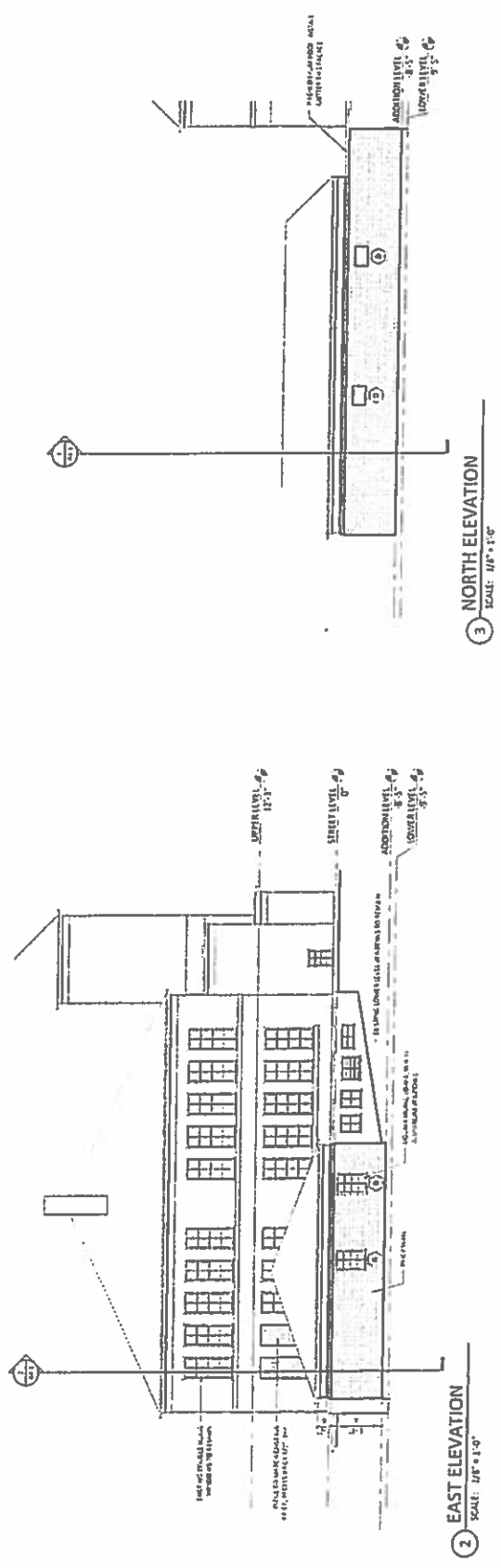
**PROPOSED SITE PLAN**  
SCALE 1"=25'-0"

[illegible]





1 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION  
SCALE: 1/8" = 1'-0"

3 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"





# **BLESSED SACRAMENT PARISH CENTER**

**25 ST. BERNARD'S TERRACE  
VERNON, CT  
SITE PLAN APPROVAL**

## **BENEFACTORS**

**MAE TOBIN, FRANCES TIERNEY & ARLINE RAMSDELL**

## **CONSTRUCTION MANAGER**

**GENERAL BUILDERS, LLC  
530 SILAS DEANE HWY.  
WETHERSFIELD, CONNECTICUT**

## **ARCHITECT**

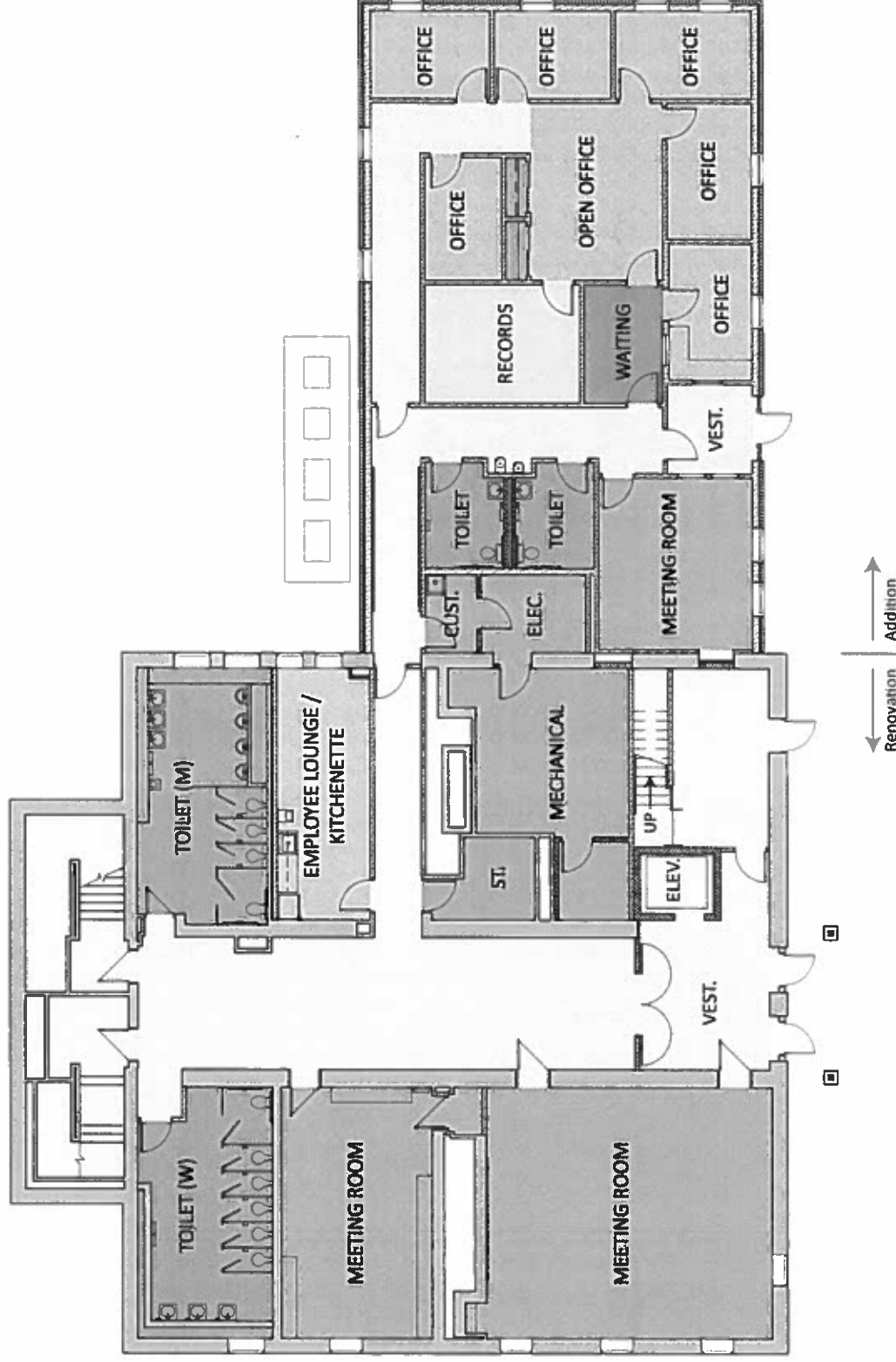
**FRIAR ARCHITECTURE  
21 TALCOTT NOTCH ROAD  
FARMINGTON, CONNECTICUT**

## **CIVIL ENGINEER**

**MACCHI ENGINEERS, LLC  
44 GILLETT STREET  
HARTFORD, CT 06105**

## **MEP/FP & STRUCTURAL ENGINEER**

**LOUREIRO ENGINEERING ASSOCIATES, INC.  
100 NORTHWEST DRIVE  
PLAINVILLE, CT 06062**



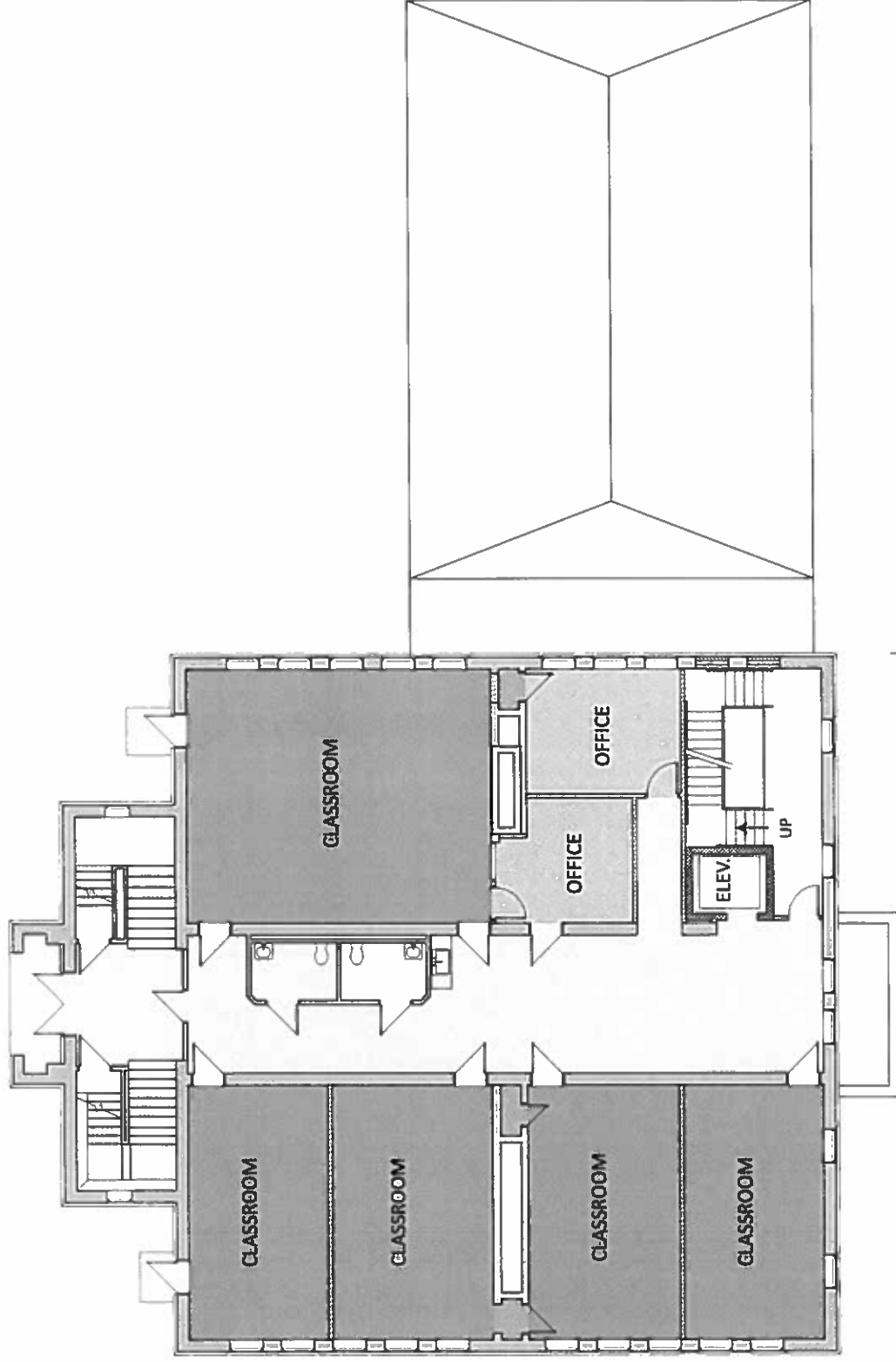
# BLESSED SACRAMENT PARISH CENTER - ST. BERNARD CHURCH

Vernon, Connecticut

06/01/2020

ARCHITECTURE + INTERIOR DESIGN + MASTER PLANNING

FRIAR



# BLESSED SACRAMENT PARISH CENTER - ST. BERNARD CHURCH

## STREET LEVEL FLOOR PLAN

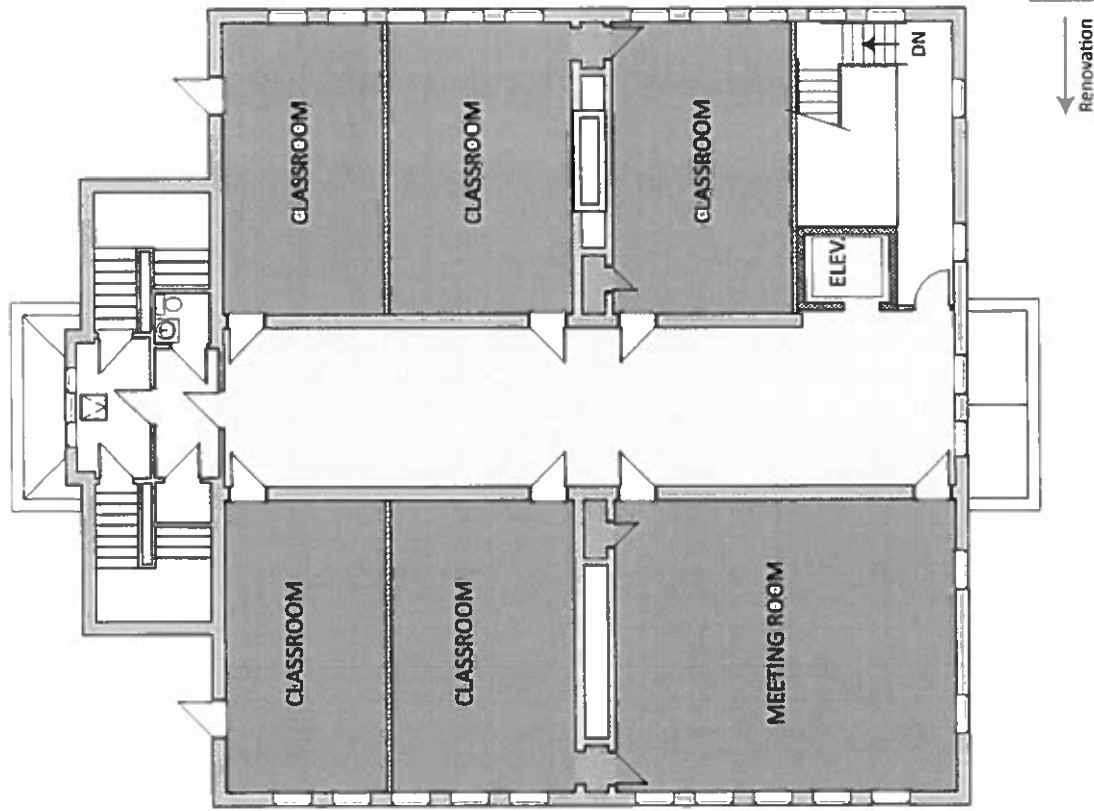
Vernon, Connecticut

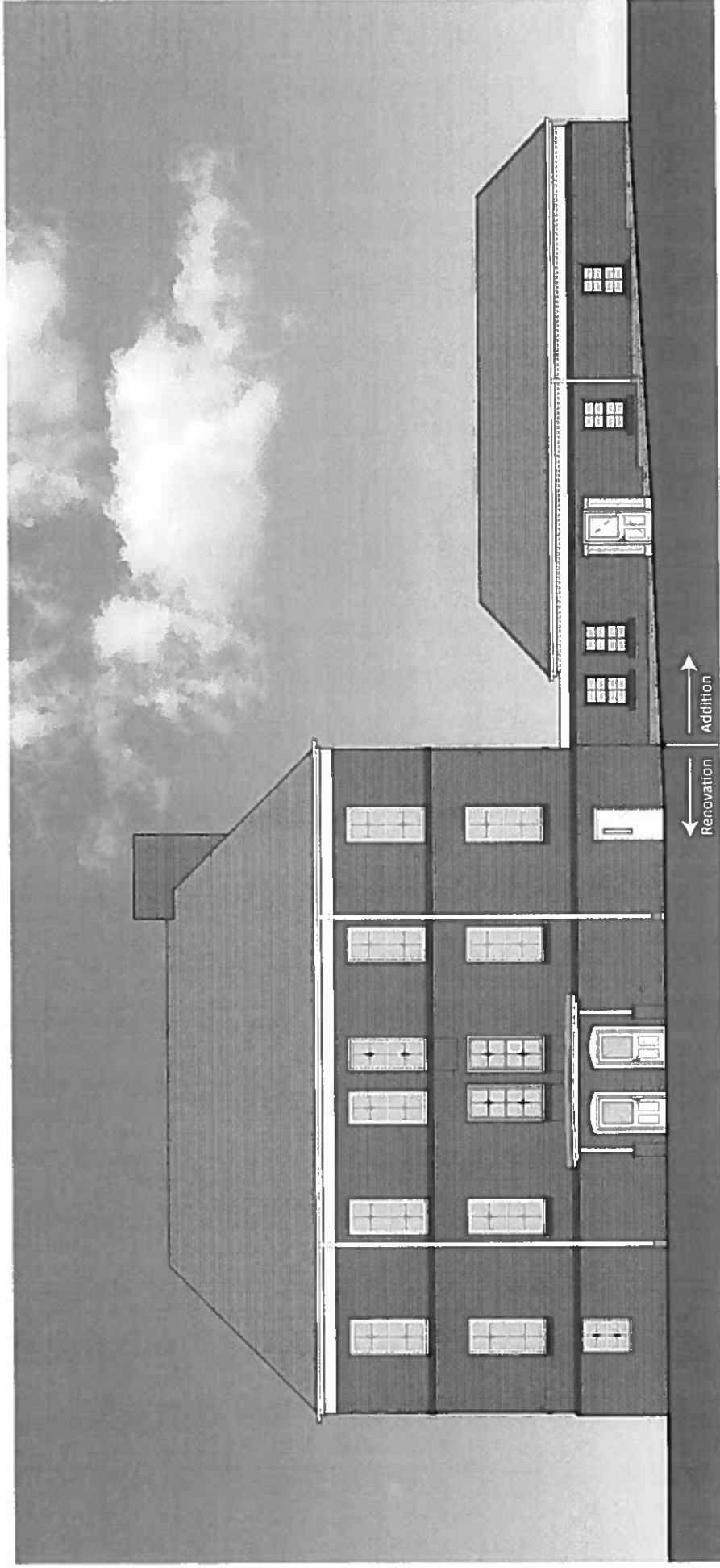
06/01/2020

ARCHITECTURE + INTERIOR DESIGN + MASTER PLANNING

FRIAR







## BLESSED SACRAMENT PARISH CENTER - ST. BERNARD CHURCH

## SOUTH ELEVATION

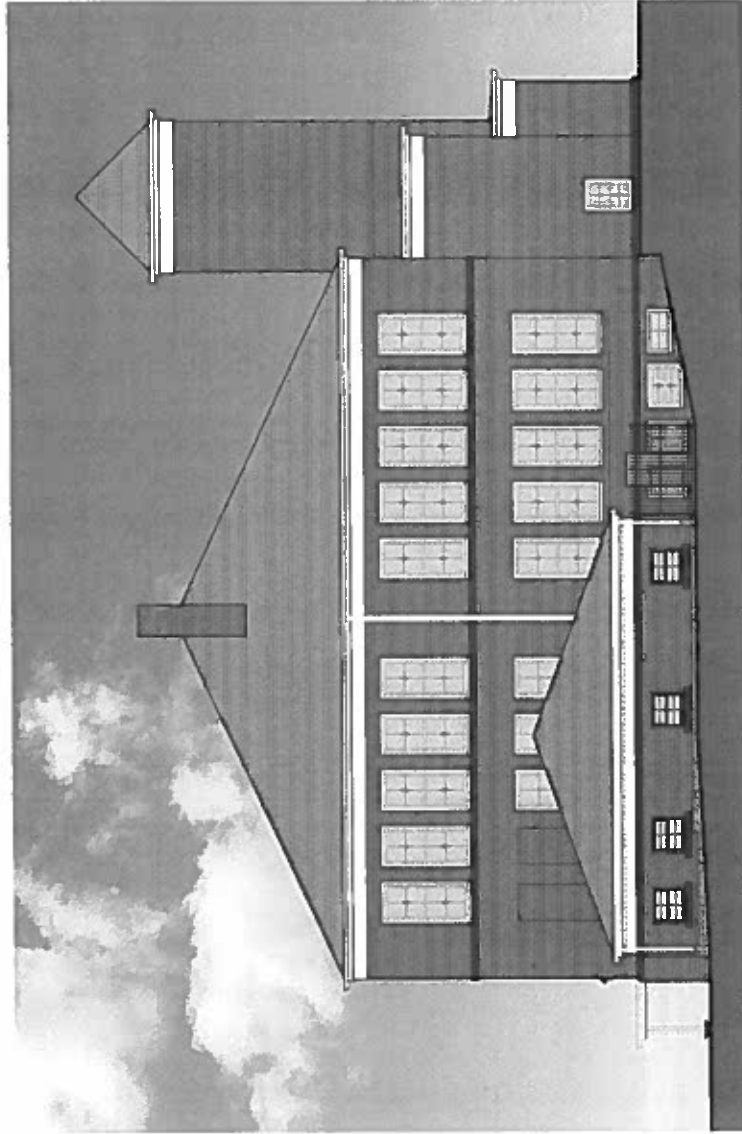
Vernon, Connecticut

07/15/2020

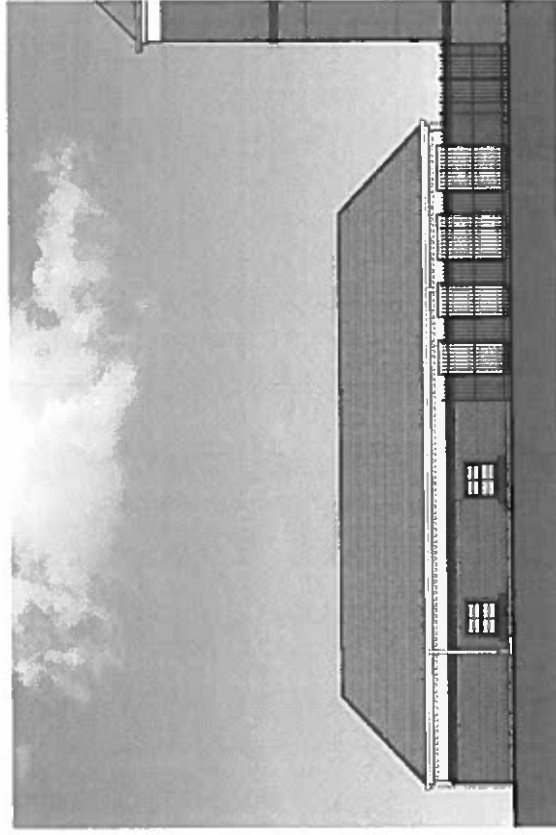
ARCHITECTURE • INTERIOR DESIGN • MASTER PLANNING

F R I A R





EAST ELEVATION



NORTH ELEVATION

# **BLESSED SACRAMENT PARISH CENTER - ST. BERNARD CHURCH**

## **EAST & NORTH ELEVATION**

Vernon, Connecticut

07/15/2020

ARCHITECTURE + INTERIOR DESIGN + MASTER PLANNING

F R I A R

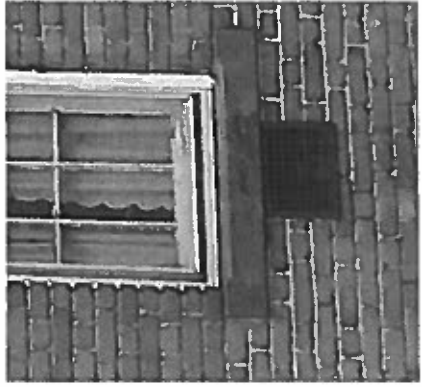




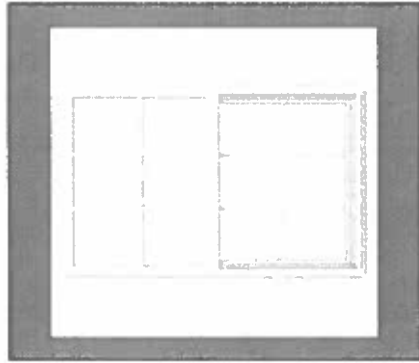
EXTERIOR BRICK TO MATCH EXISTING



COLORLED CONCRETE BAND TO MATCH EXISTING



WINDOW SILLS REPURPOSED FROM DEMOLOISHED BUILDING



WHITE VINYL WINDOWS TO MATCH EXISTING



ASPHALT ROOF SHINGLES –  
CINDER BLACK COLOR

BLESSED SACRAMENT PARISH CENTER

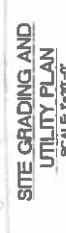




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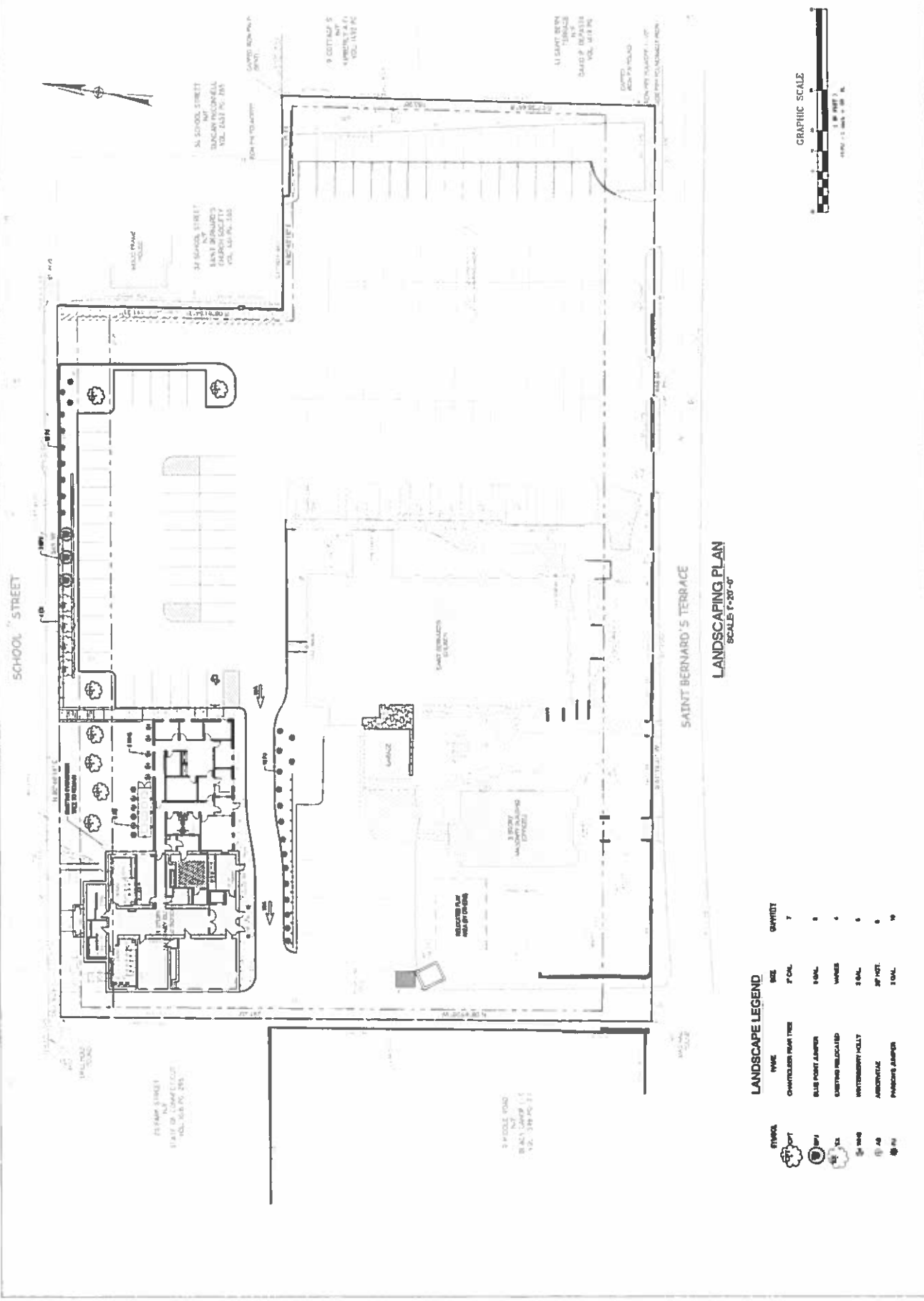


**SHEET NO.**  
**C-3.0**

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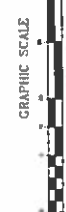
GRAPHIC SCALE





**LANDSCAPE LEGEND**

SYMBOL	NAME	SIZE	QUANTITY
[Symbol]	CHERRY BLOSSOM PLANT TREE	2" CAL	7
[Symbol]	BLUE POINT JASMINE	2" CAL	8
[Symbol]	CANTERBURY BELL	2" CAL	4
[Symbol]	WINTERBERRY HOLLY	2" CAL	8
[Symbol]	AMORALIS	2" CAL	8
[Symbol]	PINKISH JASMINE	2" CAL	10





**STAFF COMMENTS & Attachements**  
**(PZ-2020-08)**



PLANNING  
DEPARTMENT

# TOWN OF VERNON

14 PARK PLACE, VERNON, CT 06066  
(860) 870-3640  
gmcgregor@vernon-ct.gov

## MEMORANDUM

TO: Planning and Zoning Commission

FROM: George K. McGregor, AICP, Town Planner

SUBJECT: PZ-2020-08, 25 Saint Bernard Terrace  
Application for Site Plan and Special Permit

DATE: July 16, 2020

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### Request:

St. Bernard Church requests site plan approval for a 2,573 sq. ft. addition to the School, the demolition of the +8,000 sq. ft. Parish Center, and a reconfiguration, with additional spaces, of the existing parking areas and parking lot access. A Special permit is also requested pursuant to



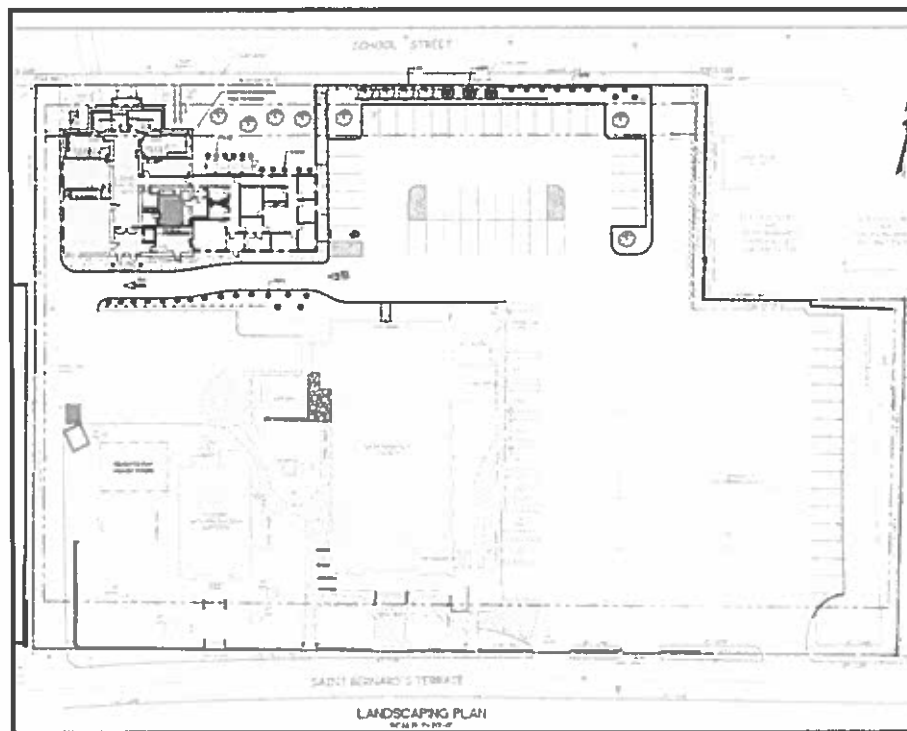
Section 15 of the Town of Vernon Zoning Regulations for the grading and removal of material in excess of 50 cubic yards and for the disturbance of more than one-half (1/2) acre of land. The St. Bernard Church campus is located at 25 Saint Bernard Terrace, with the School and Parrish Center located at 20 and 22 School St., respectively (Assessor ID: Map 40, Block 0110, Parcel 00004). The parish campus spans 2.57 acres.

According to the Applicant, The Church plans site improvements aimed at addressing current and future parish needs related to office and classroom space, access for an aging parish population, and costs associated with maintaining aging buildings and infrastructure.

The Application insists on a complex review process due to its location in the Downtown Business & Residential Zoning District and its companion design overlay—the Rockville Village District Overlay. Thus, there are additional design review standards which apply as well as separate reviews and recommendations from both the Design Review Advisory Commission (DRC) and the Local Historic Properties Commission (LHPC).

### Site Plan Submission and Review

The Applicant's development team—Friar Architecture and Macci Engineers, have submitted a site plan dated July 14, 2020 (revised) and Architectural plans revised to July 15, 2020 detailing site plan activity, erosion control, floorplans, architectural details and site construction details.



Specifically, the Applicant proposes:

- Demolition of the Parish Center located at 22 School St.
- Construction of a 2,573 sq. ft., one-story, addition to the School
- Reconfiguration of parking and access drive (net 14 additional spaces)
- Updated landscaping plantings

### Zoning Review Issues

The project is subject to a base zoning district plus a design overlay. Section 4.23 is the primary zoning platform: Historic District-Downtown Business and Residential (DBR). Based upon the



Zoning Enforcement Officer's review, the request generally meets the requirements and standards of this district<sup>1</sup>.

As well, the overlay standards and design guidelines found in Section 24, the Rockville Village District Design Overlay, are primarily achieved by the Applicant's proposal. However, one specific section related to minimum heights in the district requires further consideration by the Planning and Zoning Commission. Section 24.8.2.5 states in relevant portion, "Building heights shall be a minimum of tow (2) stories or 24 feet..." The ordinance is unclear if this should be applied in absolute terms for any and all structures, new construction, and additions, although it does make an exception for "accessory structures, such as gazebos and bus shelters"<sup>2</sup>. The addition is planned for the three-story school building shown below.



There are other identified zoning issues related to street trees and the use of chain link fencing which the Applicant plans to address. Staff has recommended additional landscaping along School St. and that the Applicant consider an alternative to the chain link fence surrounding the HVAC equipment. The Applicant has agreed to these revisions as well as adding larger windows and design elements to the addition.

#### Special Permit Review -Section 15 (Grading)

In addition to the special permit for outdoor display discussed on page one of this report, a special permit approval is required from the PZC when grading, fill, excavation or removal of earth, loam, topsoil, sand, gravel, clay peat, humus or stone exceeds either 50 cubic yards or

<sup>1</sup> Town Planner Email of July 1, 2020

<sup>2</sup> Vernon Zoning Regulations pg. CD24:3

when more than one half acre is disturbed. This threshold is often exceeded for major projects<sup>3</sup>. The Applicant has identified all areas of grading and site work.

In order to approve a special permit, the Commission must find that the applicant meets the relevant general special permit criteria of Section 17.3.1, specifically:

17.3.1.1 It shall not create a hazardous condition relative to public health and safety;

17.3.1.2 It shall be compatible with neighboring uses;

17.3.1.3 It shall not create a nuisance;

17.3.1.4 It shall not hinder the future sound development of the community;

17.3.1.5 It shall conform to all applicable sections of this ordinance;

For the Special Permit related to Section 15 (grading), *Staff finds that the criteria have been met*, subject to recommended standard administrative conditions detailing specific activity and timing.

### Demolition



The Applicant proposes demolition of the Parish Center, formerly the Parish Convent, erected in 1925.

Any demolition of near one-hundred-year-old structures should not be taken lightly. The Applicant has stated that the demolition decision was arrived at in order to meet the changing needs of the parish. Such factors as maintenance costs, modernization of office environs, challenges with sidewalk and street access during the winter months were cited as justification.

St. Bernard's request should be weighed alongside the value of the structure and its contribution to the Historic District. The three-story brick Parish center is a contributing structure to the Church campus but also the overall Rockville Village District (although not a specifically named resource). The Plan of Conservation and Development POCD and our local preservation guidelines recommend we preserve and protect our historic resources. The Rockville district's historic value is in the sum of its parts. Each tangible loss degrades the

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<sup>3</sup> Staff recommends a review and potential revision to Section 15 and the Special Permit requirement unrelated to PZ-2020-08

overall historic value of the district and chips away at its integrity. Demolishing the Parish center may be a positive step forward for St. Bernard; it will also be a loss for the community's historic resources.

The Town of Vernon has adopted a Demolition Delay Ordinance, found in Section 3-3 of the Code of Ordinances. Any building over 50 years of age requires the submission of a demolition permit request through the Building Department. The ordinance asks the Building Official to provide notice to both the public and the local historic properties commission of the request "so that proper consideration may be given to its historical, architectural and/or cultural significance to the town."<sup>4</sup> If, there is written objection from the LHPC or any member of the public, demolition shall be delayed by ninety (90) days.

### **Design Review Commission**

The Design Review Advisory Commission reviewed the request at their regular monthly meeting on July 1, 2020. There was discussion about additional landscaping along school street, site lighting, and the location of the dumpster. The DRC recommended design approval based on the plans submitted by the applicant. The transmittal letter is attached to this report.

### **Local Historic Properties Commission**

The Local Historic Properties Commission reviewed the request at their regular monthly meeting on July 9, 2020.



The Commission endorsed a 90 day delay for the demolition request to consider the impacts of the potential loss of the historic resource and review alternatives to demolition. The Commission also raised concerns about the architectural compatibility of the

addition both to the Church complex and the historic district. Particular concern relates to the height, scale, and massing, especially when viewed from the street. The LHPC asked the Applicant to address these concerns at their August 13, 2020 regular meeting.

The LHPC requests that the demo be delayed and that the PZC continue the public hearing until August 20<sup>5</sup>.

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<sup>4</sup> Section 3-3, Vernon Code of Ordinances

<sup>5</sup> LHPC Meeting transmittal and letter to Building official regarding the 90-day demo delay is attached to the staff report.

## Analysis and Recommendation

This review requires the application of site plan criteria, zoning requirements, and architectural design standards. Elements contained in the Rockville Village District Overlay have generated a good deal of discussion among Staff, the DRC, and the LHPC. Those advisory commissions are in place to provide subject matter guidance to the PZC. Although by statute their recommendations are not binding, they are informed.

The primary outstanding issues center on the demolition of the Parish Center and the architectural design. Perhaps it is best to review the purpose and intent of the overlay district as set forth in Section 24-1:

*It is the purpose and intent of the Rockville Village District Overlay Zone (RVDOZ) to ensure that the unique character of Rockville is maintained and enhanced for the present and the future generations in accordance with Connecticut General Statutes 8-2j, Village Districts. The provisions of this zone are intended to preserve and enhance the character of Rockville by encouraging the preservation and, when possible, the restoration of sites and buildings of unique historical and architectural value and by assuring that new structures and uses, in their design and layout, will be in keeping with the historical development pattern and character of Rockville.*

Preserving historic and architectural resources is a community goal. The Parish center is a contributing structure within the historic district. The purpose and intent of the district, of course, should be balanced with the needs and priorities of any applicant. The cost of maintaining historic properties is high; adapting them to current and future functionality is difficult and potentially costly.

This is a complicated matter: The Commission could postpone final site plan action until the Applicant has an opportunity to return to the LHPC and address their concerns or consider the options. The pause for additional consideration is justified, especially when historic resources are at issue. However, in the alternative, the Commission could find that the application, on balance, satisfies the site plan criteria of the ordinance, meets the purpose and intent of the district, and its corresponding overlay.

## Attachments

*Note: Draft motions forthcoming, under separate cover.*

**From:** [Glenn Yeakel](#)  
**To:** [McGregor, George](#); [Herb May](#); [Brian Kenny](#)  
**Cc:** [Marchese, Andrew](#); [Gately, Shaun](#); [Steve Prattson](#)  
**Subject:** RE: St Bernard Church project town planner comments and schedule reminder  
**Date:** Wednesday, July 1, 2020 2:22:56 PM  
**Attachments:** [2020\\_07.01 Street View Rendering.pdf](#)

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George

Please see attached rendering and comments below.

Thanks

**Glenn S. Yeakel, AIA, LEED AP**

President

**FRIAR ARCHITECTURE**

[www.friar.com](http://www.friar.com)

**From:** McGregor, George <GMcGregor@vernon-ct.gov>  
**Sent:** Wednesday, July 1, 2020 8:59 AM  
**To:** Glenn Yeakel <gsy@friar.com>; Herb May <hmay@macchiengineers.com>; Brian Kenny <bkenney@cath-comm.org>  
**Cc:** Marchese, Andrew <amarchese@vernon-ct.gov>; Gately, Shaun <sgately@vernon-ct.gov>; Steve Prattson <steveprattson@vernon-ct.gov>  
**Subject:** St Bernard Church project town planner comments and schedule reminder

Gentlemen:

Please find below comments on the project from my perspective as the Town Planner and from the Zoning Enforcement Officer Mr. Marchese (Section I zoning comments only). I hope to provide other Staff comments when I receive them.

Schedule: Due to the zoning and overlay district circumstances of the St. Bernard parish location, whereby the Planning and Zoning Commission make the final decision on the special permit and site plan, both the Design Review Commission and the Local Historic Property Commission make a recommendation related to design and historic preservation to the PZC.

1. DRC-Wednesday night at 6 pm. (I have previously sent the web/virtual meeting info

2. LHPC-Thursday July 7. I will send info in separate email. This is for design and historic review and recommendation to the PZC. The demolition review and required public notice is separate.

## **I Comments:**

### Zoning Ordinance specific

1. 24.8.2.1-I note that lot coverage shall not exceed 85%. The zoning tab says 80% required, 80% provided. Please confirm. Herb has responded.
2. 24.8.2.5-Building Height. States shall "be a minimum of" 2 stories or 24 feet. There is not clear guidance on how to treat additions and this question will be presented to the PZC for interpretation. Is the intent of this regulation to have the whole building (the addition) two stories tall at a minimum, or is an addition to an existing building allowed to be one story or under the 24' minimal height requirement?
3. 24.8.7 States that street trees shall be planted (School St.) See comments regarding landscaping in item II 2. I agree we can add three or four new trees in this area.
4. 24.9.1.4-The use of chain link fence shall not be permitted. There is a fence shown around what appear to be hvac units? Are these visible from the public view? That's probably the most important thing to consider. The chain link fence is around the mechanical units and screened with dense arborvitaes.
5. 24.9.1.5.2-The addition should be compatible with the existing architecture (which I find it is.) However, please confirm that the addition will be clearly distinguishable as an addition (time, place, manner) and cannot be confused as part of the original building. The addition is clearly set apart from the main body of the existing building with a short link to the existing building.

## **II General**

1. View from School St. It is hard to get a frame of reference regarding the view of the addition from School St. Will we see half a building? Rooftop? That might be helpful to conceptualize. From the casual person passing

the building in a car or on foot they may notice the roof. The building was set back from the street to allow the existing building to remain prominent at the street. See attached rendering from the street view.

2. I recommend addressing or enhancing the landscaping shown along the School St. frontage. Along with recommended street trees, I suggest additional understory be considered. Its heavy on juniper along the School St. frontage. It is also unclear what type of materials are being replanted as shown on the plan. Moreover, there does appear to be a large gap between the School and the area of new parking. I suggest consideration of additional plantings in this location to potentially screen the top of the building (and at least attempt to screen a potential view of HVAC units from the sidewalk/public view. We can add additional trees.
3. Finally, I think it is important for your team to explain **WHY** the Parish center needs to be demolished. For an additional 14 spaces the plan is to demolish an almost 100 year old three story brick structure which is clearly a contributing structure to the parish campus but also the overall Rockville Village District (although I admit not a specifically named resource). It appears the addition and the drive aisle can be accommodated while preserving the structure. Our POCD and our local preservation guidelines recommend we preserve and protect our historic resources. The Rockville district's historic value is in the sum of its parts. Each tangible loss degrades the overall historic value of the district and chips away at its integrity. Demolishing the Parish center will be a loss for the community. Brian, representing the church and discuss.

George

George K. McGregor, AICP  
Town Planner  
Town of Vernon  
55 West Main Street  
Vernon, CT. 06066-3291  
Phone: (860) 870-3640  
Mobile: (860) 336-1846



OFFICE OF THE  
TOWN PLANNER

# TOWN OF VERNON

55 WEST MAIN STREET, VERNON, CT 06066  
(860) 870-3640  
gmcgregor@vernon-ct.gov

July 2, 2020

Via Email

Mr. Brian Kenny  
Business Manager  
Blessed Sacrament Parish  
25 Saint Bernard Terrace  
Vernon, CT 06066

Re: PZ 2020-08 Site Plan and Special Permit Application- DRC Review

Dear Mr. Kenny:

At its July 1, 2020 meeting, the Vernon Design Review Advisory Commission forwarded the above referenced application to the Planning & Zoning Commission with a recommendation of approval as submitted.

The Commission also requested that you consider an alternative location for the existing dumpster and/or enhanced protection and screening from vehicular conflict. Finally, the Commission asked for the cut sheet details for the proposed site lighting, when available.

This application will proceed to the Planning & Zoning Commission for public hearing and review on July 16, 2020. If you or your team have any questions or concerns please let me know.

Sincerely,

George K. McGregor, AICP  
Town Planner

cc. Shaun Gately, Economic Development Coordinator  
Glenn Yeakel, Friar Architecture  
Herb May, Macci Engineers  
PZ 2020-08 File





# TOWN OF VERNON

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OFFICE OF THE  
LOCAL HISTORIC PROPERTIES COMMISSION

July 14, 2020

Roland Klee, Chairman, and  
Members of the Vernon Planning and Zoning Commission  
Town of Vernon  
14 Park Place  
Vernon, CT 06066

**RE: Application PZ-2020-08 – Special Permit and Site Plan Approval – Saint Bernard Church  
Saint Bernard Terrace and School Street, Rockville Historic District, Vernon, CT**

Dear Chairman Klee and PZC Members:

At its regular meeting held via Zoom on Thursday, July 9, 2020, the Local Historic Properties Commission (LHPC) discussed the above referenced application for a Special Permit and Site Plan Approval under Section 14 of the Zoning Regulations (Site Plan of Development) as well as sections pertaining to parking and excavation.

After an extensive discussion with the applicant, the members of the LHPC passed the following motion:  
**The LHPC agrees to table the discussion of the site development and the building addition and rehabilitation plans for the historic Saint Bernard School to allow the applicant to respond to concerns relating to the mass (height) of the addition, the character of the street-facing wall of the addition and the screening of the HVAC equipment located in the front (street-side) yard of the addition and to authorize the Chairman to ask the PZC to hold open the public hearing to allow us to submit our recommendations for the record following our August 13th meeting.**

Therefore, we ask you and the members of the PZC to continue your public hearing scheduled for Thursday, July 16, 2020 until Thursday, August 20, 2020 to allow us to review the applicants' responses to our concerns as outlined in the motion above.

The school and convent are contributing buildings within both the campus of Saint Bernard Church and the Rockville Historic District. As such, the LHPC members have deep concern for the manner in which this proposed project affects and addresses the School Street corridor and for its impact on the historic character of the entire village district which is downtown Rockville.

As always, we thank you for the opportunity to comment.

Sincerely yours,  
LOCAL HISTORIC PROPERTIES COMMISSION

Robert B. Hurd, Chairman

Cc: George McGregor, Town Planner – Town of Vernon  
Shaun Gately, Economic Development Coordinator – Town of Vernon  
Brian Kenney, Business Manager – Blessed Sacrament Parish  
LHPC file



# TOWN OF VERNON

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OFFICE OF THE  
LOCAL HISTORIC PROPERTIES COMMISSION

July 14, 2020

Steve Prattson, Building Official  
Town of Vernon  
55 West Main Street  
Vernon, CT 06066

**RE: Proposed Demolition, Parish Center aka Convent on the Campus of Saint Bernard Church,  
22 School Street, Rockville Historic District, Vernon, CT**

Dear Steve:

At our regular meeting held via Zoom on Thursday, July 9, 2020 the Local Historic Properties Commission (LHPC) discussed the application of Saint Bernard Church (the Church) to demolish the existing two-story former convent constructed in 1923 and located at 22 School Street in the Rockville Historic District. After extensive discussion of the request, the members of the LHPC present and voting agreed, unanimously, to invoke the ninety-day delay-of-demolition period for this structure.

As noted, the convent / parish center was constructed in 1923. It was designed by the firm of Whiton and McMahon of Hartford, Connecticut, and it is one of four late-nineteenth and early twentieth century buildings which comprise the campus of Saint Bernard Church. The building fronts on School Street directly across from the former East District School. Its removal will leave a significant gap in the historic character of School Street.

The LHPC encourages the Church to reconsider its demolition plans. We are happy to work with them to explore alternatives to demolition.

As always, we thank you for the opportunity to comment.

Sincerely yours,  
LOCAL HISTORIC PROPERTIES COMMISSION

Robert B. Hurd, Chairman

cc: Shaun Gately, Economic Development Coordinator – Town of Vernon  
George McGregor, Town Planner – Town of Vernon  
Brian Kenny, Business Manager – Blessed Sacrament Parish  
LHPC file



## CENTRAL CONSERVATION DISTRICT, INC.

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Date: July 2, 2020

To: George K. McGregor, AICP, Town Planner  
Town of Vernon Planning & Zoning Commission

From: Barbara Kelly, Program Coordinator  
Registered Soil Scientist, SSSNE  
Certified Erosion Control Professional CPESC #2180

Re: Erosion & Sedimentation Control Review and Certification for Blessed Sacrament Parish Center, 25  
St. Bernard's Terrace – PZ 2020-08

\*\*\*\*\*

This review is conducted pursuant to Section 18 of the Town of Vernon Zoning Regulations. The review is limited to certification of the erosion control plan, based on compliance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control (Guidelines).

District staff inspected the site on June 22, 2020. Staff reviewed the 17-sheet plan titled "Blessed Sacrament Parish Center, 25 St. Bernard's Terrace, Vernon, CT, Site Plan Approval" (Plan) and the Executive Summary of the Storm Water Management Report. The Stormwater Management Report and the site work Plan sheets, which were prepared by Macchi Engineers and dated 06/01/20, were also reviewed.

The Plans show the demolition of the three-story masonry parish center and construction of an addition with a 2,600 square foot footprint to the east side of the remaining three story masonry structure. Associated changes to parking, circulation, landscaping, and grading are proposed. Stormwater is directed into the existing system, ultimately discharging from the western portion of the site north toward School Street. Soil erosion and sediment control (E&S) measures proposed on the Plan include a construction entrance, silt fence or Curlex sediment log barriers, and silt sacks in catch basins. Maintenance expectations, placement of stockpiles, and dust control are among the topics addressed in the Sediment and Erosion Control Plan notes.

### Background

The entire site is currently developed. Based on the Natural Resources Conservation Service Web Soil Survey, soils throughout the majority of the proposed construction area are mapped as Urban Land. Since it is not a natural soil, the erosion hazard has not been rated. However, this land has the greatest storm water runoff potential.

[WWW.CONSERVECT.ORG/NORTHCENTRAL](http://WWW.CONSERVECT.ORG/NORTHCENTRAL)

24 HYDE AVENUE • VERNON, CT 06066 • 860.875.3881 • FAX 860.870.8973 • TOLLANDC@SNET.NET  
100 NORTHFIELD DRIVE, 4TH FLOOR • WINDSOR, CT 06095 • 860.285.0867 • FAX 860.688.0083 • HARTFORD.SOIL@SNET.NET

### Observations & Recommendations

The topography of the site creates a shallow depression near the location of the new addition. This will help to keep storm water on the site and will direct storm water toward the existing discharge point located at the southwest corner of the old school.

- In addition to the proposed silt sacks which provide a single method of control, consider installing an extra ring of E&S protection around the catch basin located at this discharge point. Following demolition of the asphalt surface, Curlex sediment logs, hay bales, or weighted wattles could be installed encircling the catch basin. This would add redundancy to the silt sack, provide filtration, and allow sediment to settle before storm water reaches the discharge point.

The Plan calls for installation of filter fabric fence or Curlex sediment logs down-gradient of soil disturbance. This sediment control measure is generally appropriate for a gently sloping site of this size. The Proper installation requires trenching and staking. The Plan also indicates that stock pile locations are to be approved by the Engineer and surrounded by silt fence.

- If stock piles are located on asphalt, or if the land surface below the asphalt prevents proper installation, consider the use of three-dimensional tube-type products that do not require trenching for perimeter control, inlet protection, and stock piles. Readily available products include sediment control wattles, weighted wattles for asphalt & concrete, and "SiltSoxx" sediment/perimeter control.

Demolition work on the site may require stock piling materials other than soil or rock.

- Potential sedimentation from the surface of these materials (brick, asphalt, etc.) should be contained in the same manner as soil stockpiles.

The Plan shows demolition of pavement along the eastern edge of the parking area.

- Exposed sub-soil should be promptly seeded and/or mulched.

The site is located in close proximity to busy commercial, residential, and government land uses. Use of watering and sweeping to minimize dust is specified in the Plan's E&S notes.

- Effective implementation and utilization of the specified measures will be essential to minimize any dust dispersion.

Based on the observed site conditions, the soil erosion and sediment control measures incorporated in the Plan are adequate and appropriate. With consideration of the recommendations to enhance the Plan's E&S measures as noted above, the District certifies that the plan complies with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control.

Thank you for the opportunity to comment.